

LIMITATIONS:

- **Sec. 19-509 (b)** states that any required parking for a building or use that is located on an adjacent lot must have zoning that allows the building or use. Furthermore, the owner must obtain a long-term lease for the off-site parking suitable to the Director of Planning, and record it with circuit court clerk.
- **Sec. 19-510 (c)** states that non-residential uses located in A (Agricultural), R and R-TH districts with five (5) or more parking spaces must conform to the parking requirements as though the property were located in an O, C, or I District. This refers strictly to setbacks, paving, curb & gutter, striping, parking lot landscaping & lighting.
- **Sec. 19-512 (b)** requires all uses in a mixed use development to calculate parking based upon the total sum of the required parking spaces for each use, except for shopping centers and as noted under exceptions below.
- **Sec. 19-512 (c)** states that whenever parking calculations end with a fraction, the required parking spaces shall be rounded up to the next whole number.

- **Sec. 19-513 (h)(1-3)**, regarding office warehouse parking calculations, may not meet parking requirements if the use in the office warehouse has a higher parking calculation requirement. For example, a building designed as an office warehouse can have uses such as car sales and service or manufacturing either of which may require more parking.

EXCEPTIONS:

- **Sec. 19-512 (b)** allows for a reduction in the number of constructed parking spaces based upon the shared use of a smaller parking lot by activities having different time demands for the parking spaces. A regular example would be a church and a shopping center sharing parking, or a night school mixed in with daytime offices.
- **Sec. 19-513 (g)(4)**, regarding required spaces for offices, is interpreted that the reduction for parking as the building increases can be for one building or multiple office buildings that are sharing the same parking areas.